

## Lot, Yard and Height Regulations

### West Memphis, Arkansas

ZONING DISTRICT	USE	LOT AREA (SQ. FT.)	LOT AREA PER FAMILY	LOT WIDTH AT BLDG. LINE	LOT COVER-AGE (MAX.%)	FRONT YARD		SIDE YARD		REAR YARD		MAXIMUM HEIGHT	
							INTERIOR	EXTERIOR	CORNER LOT		STORIES		
								BACKING UP TO SIDE YD.	BACKING UP TO REAR YD.			FEET	
R-1	S.F. Detached	7,500	7,500	60	30	25	8	25	15	30	3	36	
R-2	S.F. Detached	6,000	6,000	50	35	25	5	25	10	25	3	36	
	S.F.Manufactured	6,000	6,000	50	35	25	5b	25	10	25	3	36	
	S.F. Attached	5,000	5,000	45	40	25	7b	25	10	25	3	36	
	S.F. Zero Lot	5,000	5,000	45	35	25	10a	25	10	25	3	36	
	Duplex	10,000	5,000	80	35	25	5	25	10	25	3	36	
	Townhouses	5,000-c	5,000-c	22-d	40	25	5e	25	10	25	3	36	
R-3	M.H. Subdiv.	5 acres	3,800	38	30	25	5	20	15	15	1	15	
	M.H. Park	2 acres	-	-	30	25	10	20	15	20	1	15	
R-4	S.F. Detached	5,000	5,000	50	40	25	5	25	10	20	3	36	
	S.F. Attached	5,000	5,000	40	40	25	5b	25	10	20	3	36	
	S. F. Zero Lot	5,000	5,000	40	40	25	7a	25	10	20	3	36	
	Duplex	8,000	4,000	65	40	25	5	25	10	20	3	36	
	Townhouses	4,000-c	4,000-c	22-d	40	25	5e	25	10	20	3	36	
	Multi-Family	10,000	3,000	70-f	40	25	10	25	10	20	3	36	

Notes:

1. This shall be a minimum side yard requirement on one side of the dwelling. This allows for each detached dwelling unit to be “offset” on the lot to create a more usable side yard. However, where lots are platted for zero lot line use, any lot located adjacent to any other residential zone or use must provide for a side yard of at least 5 feet on the side directly abutting the other zone.
2. For unattached sides only.
3. This area includes both private and common area.
4. When a side yard is required, the lot width shall be increased by an amount equal to the width of the required side yard.
5. For unattached sides only.
6. Minimum lot width shall be increased by 10' for each dwelling unit exceeding four, up to a maximum required width of 200'.